

May 8, 2008

Public Hearing
Planning Commission Recommendation on Proposed
Amendments to the Boulder Town Subdivision Ordinance

Public hearing began at 6:00 p.m. at the Boulder Town Hall

Present: Bill Muse, Mayor; Dennis Bertucci, Wendell Roundy, Councilmembers; Judi Davis, Clerk; Curtis Oberhansly, Brian Dick, Peg Smith, BJ Orozco.

Councilmembers Gladys LeFevre and Randy Ripplinger were excused, as was Planner Bruce Parker. The mayor announced that this is a public hearing to receive public comment on the Planning Commission's recommendation on proposed amendments to the Boulder Town Subdivision Ordinance. The purpose of amending the Subdivision Ordinance was to make it LUDMA compliant. After several meetings and required public hearings, the Planning Commission made recommendations for changes.

Brian clarified that a chapter was added allowing clustering, although it is not a comprehensive addition. Curtis stated that the clustering section requires a minimum of 50% open space in such a subdivision and that we will want to refine the section as we go along. Street distinctions were refined. A sentence was added giving the town the right to require gravel and fire hydrants. Curtis made a recommendation that we add some language on page 17 about the division of two to four lots. There was discussion on fire protection.

Concerning the paragraph on page 17 that begins: "For the purposes of this Section, a 'street' shall be defined as . . .", Curtis recommended that we add the following at the end: "The Planning Commission and Town Council have some latitude in applying this section on divisions of two to four lots where, in their sole discretion, this section would create an undue hardship for the applicant."

The Town Council thanked the Planning Commission for all their hours of work on these ordinances. There was no more public comment, and the public hearing was closed.

The open meeting commenced. Dennis made a motion we adopt Ordinance 58, An Ordinance Adopting the Boulder Town Subdivision Ordinance, as Amended,, including the Planning Commission recommendations dated April 10, 2008, and adding (in the location listed above) the sentence, "The Planning Commission and Town Council have some latitude in applying this section on divisions of two to four lots where, in their sole discretion, this section would create an undue hardship for the applicant." Wendell seconded the motion. The vote was unanimous in the affirmative.

Public Hearing and Meeting held May 8, 2008
Subdivision Ordinance Amendments
Page 2

Wendell made a motion the meeting adjourn. Dennis seconded the motion. The vote was unanimous.

The meeting adjourned at 6:30 p.m.

Minutes prepared by Judith Davis, Town Clerk

Approved by Bill Muse, Mayor